



November 13, 2013

Item No. 11

**APPROVAL OF CONTRACT MODIFICATIONS
FOR VARIOUS CHA PROJECTS**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution to approve \$604,423.09 of contract modifications for various Chicago Housing Authority projects with the following contractors:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value thru Change Order G-04	Contract Modifications to be Approved This Month (November Board)	% of Original Contract for This Modification Only	Cumulative % of Original Contract	Cumulatively over \$100,000	Revised Contract Amounts
OLD VETERAN CONSTRUCTION COMPANY	Facade Replacement and Interior Improvements at Judge Slater	11119	\$13,577,000.00	\$15,112,514.40	\$ 514,295.19	3.79%	15.10%	Yes	\$15,626,809.59
MADISON CONSTRUCTION COMPANY	Life Safety and Plumbing Riser Replacement at Lidia Pucinska Apartments	11270	\$11,418,000.00	\$11,513,716.29	\$ 90,127.90	0.38%	1.63%	Yes	\$11,603,844.19
CUMULATIVE TOTAL					\$ 604,423.09				

The Interim Acting Vice President of Capital Construction, the Interim Acting Director of Capital Construction, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL: Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

FUNDING: General Fund

GENERAL BACKGROUND /EXPLANATION

The Significant Actions Policy states, in part: "Board approval must be obtained prior to CHA incurring liabilities in excess of \$100,000. Modernization activities, change orders, or

cumulative change orders in excess of 5% of the contract amount or \$100,000, whichever is greater, must receive Board approval.”

The following general contractors have an existing contract with the CHA where the total value of the contract modifications has exceeded \$100,000, triggering the Policy. The listed contract modifications are required to address the following issues:

JUDGE FREDERICK SLATER APARTMENTS - 740 EAST 43 RD STREET				
GENERAL CONTRACTOR	CONTRACT NO.	DESCRIPTION OF WORK	AMOUNT	REASON FOR MODIFICATION
OLD VETERAN CONSTRUCTION COMPANY	11119	Modify 22 existing units to meet Type A accessibility per permit review comments of the Mayor’s Office for People with Disabilities (MOPD). The permit review comments were received after bids were opened, and due to an internal error, the changes were not incorporated until now. Walls, plumbing and electrical need to be moved to accommodate the turning radius of a wheelchair throughout the unit in order to convert standard units to Type A convertible units.	\$432,932.19	Code Compliance
OLD VETERAN CONSTRUCTION COMPANY	11119	When the plumbing walls were removed in the units, it was discovered that the extensions from the exhaust shaft to the bathroom exhaust grilles were not present. The exhaust was just going up the shaft and not into the ductwork as designed. It is necessary to provide exhaust duct extensions at the plumbing chase walls in Tiers 11, 13, 14 and 15.	\$40,542.70	Discovered Condition
OLD VETERAN CONSTRUCTION COMPANY	11119	After construction began, a leak was discovered in the sunroom, unrelated to the construction work. It is necessary to repair the leaking sunroom storefront by replacing the sealant and flashing.	\$5,299.34	Discovered Condition
OLD VETERAN CONSTRUCTION COMPANY	11119	When the brick was removed from the exterior of the building, extensive holes in the concrete block wall behind it were discovered in multiple locations. These holes need to be patched before the new façade can be installed.	\$12,436.80	Discovered Condition
OLD VETERAN CONSTRUCTION COMPANY	11119	When walls were removed in the janitor’s closet, the existing piping from the mop basin went to the storm sewer line which is against code. It is necessary to connect the existing mop basin to the sanitary waste line.	\$3,734.01	Discovered Condition
OLD VETERAN CONSTRUCTION COMPANY	11119	The as-built drawings of the roof did not match the existing condition. The existing condition included additional insulation and light weight concrete. In order to provide the roof as designed, the concrete needed to be removed and the drains needed to be re-worked to allow the roof to drain properly.	\$12,376.36	Discovered Condition

GENERAL CONTRACTOR	CONTRACT NO.	MODIFICATION	AMOUNT	REASON FOR MODIFICATION
OLD VETERAN CONSTRUCTION COMPANY	11119	The original light fixture was available when the project was bid, but was discontinued before it could be ordered. The architect was able to find a light fixture that met the same specifications at a lesser cost. The newer and cheaper model did not exist at the time of design.	(\$20,484.63)	Discovered Condition
OLD VETERAN CONSTRUCTION COMPANY	11119	Move the electrical room door near the fire pump controller approximately 12" to allow for the new fire pump controller cabinet. New cabinet currently interferes with the existing door swing.	\$4,570.85	Omission
OLD VETERAN CONSTRUCTION COMPANY	11119	Remove and replace VCT flooring in sunroom. Trenching was needed under the slab floor to provide room for needed plumbing. Tile in the area was removed as part of the trenching effort. But replacing the tile once the trenching area was filled back in was not noted in the specifications for this work. The general contractor will provide and install replacement flooring tile.	\$7,430.06	Omission
OLD VETERAN CONSTRUCTION COMPANY	11119	The location of the plumbing riser for the laundry rooms was not correctly determined during design, and as a result, it was not located where it was shown on the plans. The actual location caused the contractor to remove and replace a 72" section of concrete wall on each floor to make the necessary connections.	\$15,457.51	Omission
CUMULATIVE TOTAL FOR CONTRACT 11119			\$ 514,295.19	
LIDIA PUCINSKA APARTMENTS/ANNEX – 838 N. NOBLE ST & 847 N. GREENVIEW				
MADISON CONSTRUCTION COMPANY	11270	The General Contractor will provide and install twenty (20) new security cameras at 847 N. Greenview. It will provide credit for eleven (11) security cameras no longer required at 838 N. Noble. These changes are being made to better balance the security camera layout at this development.	\$ 46,595.83	Owner Directed
MADISON CONSTRUCTION COMPANY	11270	Gas ranges within Lidia Pucinska are being replaced with ranges with an electric ignition due to the gas range of choice being discontinued by General Electric. The architect’s drawings correctly showed the substitution of ranges, but failed to provide for electrical outlets behind the ranges for the new type of ignition. The nearest electrical outlets in the kitchens are too far away from the ranges to be utilized.	\$ 43,532.07	Omission
CUMULATIVE TOTAL FOR CONTRACT 11270			\$ 90,127.90	
CUMULATIVE TOTAL FOR CONTRACT 11119 AND CONTRACT 11270			\$ 604,423.09	

The Capital Construction Department has verified that the amounts proposed to perform the work by the contractors are within an acceptable range of the CHA's Independent Cost Estimates.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Interim Acting Vice President of Capital Construction and the Interim Acting Director of Capital Construction concur with the recommendation to approve \$604,423.09 of contract modifications for the various above-referenced Chicago Housing Authority projects with the contractor.

The CEO/President also recommends the approval of these contract modifications.

RESOLUTION NO. 2013-CHA-104

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 13, 2013 entitled "APPROVAL OF CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves \$604,423.29 of contract modifications for various Chicago Housing Authority projects with the following contractor:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value thru Change Order G-04	Contract Modifications to be Approved This Month (November Board)	% of Original Contract for This Modification Only	Cumulative % of Original Contract	Cumulatively over \$100,000	Revised Contract Amounts
OLD VETERAN CONSTRUCTION COMPANY	Facade Replacement and Interior Improvements at Judge Slater	11119	\$13,577,000.00	\$15,112,514.40	\$ 514,295.19	3.79%	15.10%	Yes	\$15,626,809.59
MADISON CONSTRUCTION COMPANY	Life Safety and Plumbing Riser Replacement at Lidia Pucinska Apartments	11270	\$11,418,000.00	\$11,513,716.29	\$ 90,127.90	0.38%	1.63%	Yes	\$11,603,844.19
CUMULATIVE TOTAL					\$ 604,423.09				

This item is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

Chicago Housing Authority
60 E. Van Buren
Chicago, IL 60605
312-742-8500
www.thecha.org

